

FEE \$ 292 school  
TCP \$ 500

BLDG PERMIT NO. \_\_\_\_\_

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 418 Eagle Crest Ct. TAX SCHEDULE NO. 2945-174-29-017

SUBDIVISION Eagle Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2160

split of Ridges

FILING 6 BLK #9 LOT 17 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Eagle Crest L.L.C. NO. OF DWELLING UNITS BEFORE: 8 AFTER: 7 THIS CONSTRUCTION

(1) ADDRESS 759 Horizon Dr. Ste A.

(1) TELEPHONE 243-4890 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Dennis Granum USE OF EXISTING BLDGS single family residence

(2) ADDRESS 759 Horizon Dr. Ste A. DESCRIPTION OF WORK AND INTENDED USE: construction

(2) TELEPHONE 243-4890 of single family residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL as per bldg envelopes Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENS.T. 14 T.ZONE 96 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-29-96

Department Approval [Signature] Date 5/29/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. Water - WO 9240  
sewer WO 9238

Utility Accounting [Signature] Date 5-29-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Miller Residence  
2717 Eden Ct.

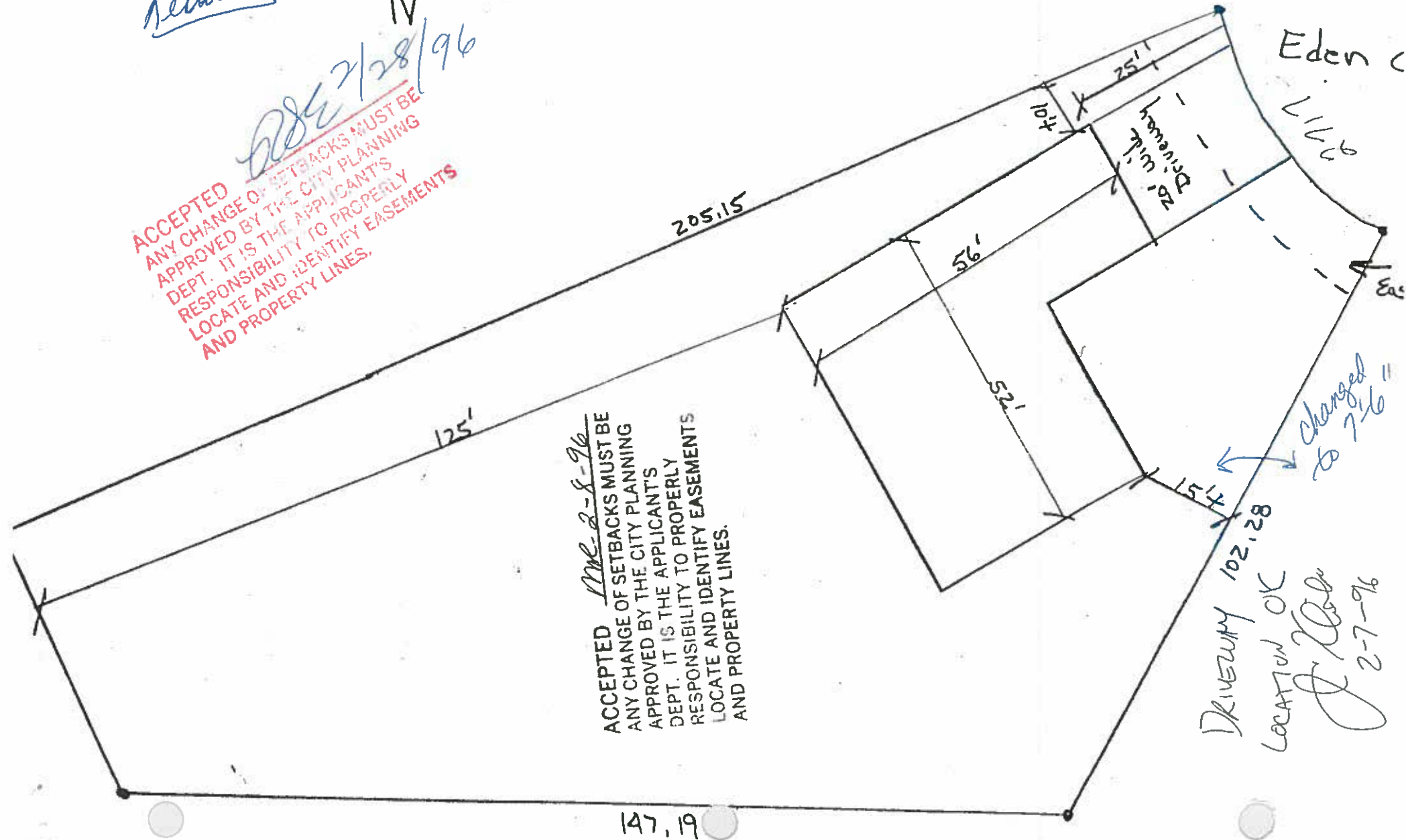
Revised

ASD 7/28/96  
↑  
N

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Mr. 2-8-96  
ACCEPTED  
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LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

DRIVEWAY 102.28  
LOCATION OK  
changed to 7'-6"  
J. [Signature]  
2-7-96



5

13388 SQ.FT.

10'BL

19.19'

N17°27'01"E

43.64'

N49°19'37"E

REAR BUILDING LINE

N12°33'23"E  
63.08'

10' Utility Easement

N 30°31'45" E

452.75'

418 Eagle Crest

Driveway Location OK  
J. Ben Heston 5-28-96

KOT 4 ROAD CREST

3

11543 SQ.FT.

8.44'  
33°23"W

Gene S/heg/96

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20'BL

5'BL

10'BL

5'BL

20'BL